

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

March 5, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

#### Present

Harold Sanger, Chairman  
Michael A. Schoedel, City Manager  
Steve Lichtenfeld, Aldermanic Representative  
Mark Zorensky  
James Liberman  
Debbie Igielnik  
Marc Lopata

#### Absent:

None

#### Also Present:

Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner  
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

#### MINUTES – MEETING OF FEBRUARY 20<sup>th</sup>, 2007 PLAN COMMISSION/ ARCHITECTURAL REVIEW BOARD

The minutes of the meeting of February 20, 2007 were presented for approval. The minutes were approved after having been previously distributed to each individual member.

#### CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW – BUDGET RENT A CAR – 7638 FORSYTH BOULEVARD

Randy Stern of Solon Gershman (property owner) and Tom DiCarlo representing Budget Rent A Car were in attendance at the meeting. Mr. DiCarlo advised the members that William Madden, the gentleman from Budget who was directly involved with this project has since resigned from the company.

Catherine Powers indicated that this is consideration of a request to operate a car leasing agency in the space formerly occupied by the Atrium Gallery. She stated that at the January 16, 2007 meeting, the Plan Commission tabled this item without consideration at the request of the applicant to allow further study. She indicated that the Zoning Ordinance requires a Conditional Use Permit (CUP) for automobile agencies to operate in the C-2 General Commercial District. Conditional Uses are those types of uses which are considered to be essential, necessary, or convenient to the city, but by their nature, can create a tendency to generate additional traffic volume or parking demand beyond the development's private capacity thereby imposing a detrimental impact on adjacent or neighboring properties due to noise, pollutants or other characteristics associated with that particular use. In order to assure that detrimental impact is avoided or mitigated, each request for conditional use is reviewed by the City. Budget Rent-A-Car is requesting this CUP to occupy 1,300 square feet on the first floor of the subject location to serve as a leasing office. The proposed hours of operation are Monday through Saturday 8:00 a.m. to 6:00 p.m. and Sunday, 12:00 noon to 6:00 p.m. The applicant indicates there will be 2-3 employees staffing the agency and that the leasing agency expects to rent approximately 4 - 8 cars per day with the anticipation of eventually averaging 10 cars per day. Budget will not perform any maintenance or detailing of the vehicles on-site, but they have indicated that the vehicles will be taken to Clayton Car Wash for cleaning. Budget has entered into a lease agreement with Solon Gershman to provide 20 parking spaces to house the rental vehicles and to provide customer pick up and return of the vehicles. These spaces are located on the surface parking lot across the street at 13 Lyle Avenue. Additionally, the applicant's lease with Solon Gershman provides Budget two (2) spaces behind the building off the alley for employee parking. The lease of the parking spaces on the Lyle Lot and the rental office is concurrent. The subject parking lot currently provides parking for US Bank and The Lifestyle Center, with the remaining spaces being leased on a month-to-month basis. Budget's leased spaces will eliminate 20 of these monthly spaces. Catherine stated that staff's original concern was vehicular circulation behind the building, but that the current proposal calls for 2 spaces to be used only for employee parking. Catherine indicated that the operation of a car rental agency at this location represents the first request for such a use as a "stand alone" operation. Traditionally, the City has permitted car rental agencies that are associated with hotels and can utilize their facilities, including parking and office operations. While staff is not favorable to these types of uses in this part of the Central Business District, the applicant has worked with staff to mitigate many negative aspects of the initial proposal. The applicant is now proposing to store vehicles and conduct pick up and returns on the 13 Lyle lot. Previously, customer pick up and delivery was proposed to be conducted using the spaces behind the building. With the current proposal, those two spaces behind the building will only be used for employee parking. By consolidating all of the operations of the car leasing agency to the Lyle Lot, the traffic and circulation impact to the area has been improved and that since there is nothing in the City's Zoning Ordinance to prohibit such use, staff recommends approval with the following conditions:

1. That the two alley spaces behind the building be used only for employee parking and that small identification signs be placed on these stalls for such purposes.
2. That all customer pick ups and returns of rental vehicles be conducted at the 13 Lyle parking lot.
3. That the applicant not increase the 20 leased spaces for vehicle storage, customer pick up and delivery on the 13 Lyle parking lot unless a conditional use permit amendment is granted by the City.

4. That the applicant apply for a sign permit for directional signage to the Lyle Lot in conformance with the Sign Ordinance for staff review and approval.

Mr. DiCarlo stated that staff's memorandum captured the proposal quite well. He stated that Budget is in an expansion program and hopes to have several more locations in the future to provide easy access to vehicle leasing.

Steve Lichtenfeld commented about the surround around the door; he asked if the area behind the second floor window is usable space.

Jim Liberman stated he has a particular concern with signage.

Chairman Sanger stated that signage will be discussed during the architectural review aspect of the proposal.

Mark Zorensky commented that often times, preferred customers receive their vehicle right away. He asked if there are any provisions for that type service.

Mr. DiCarlo stated that cars can be delivered to customers' homes or offices or that a "runner" can go to the lot to get the vehicle and bring it to the building.

Catherine Powers advised the members that staff was told that would not happen.

Mr. DiCarlo apologized. He again stated that the gentleman who was involved with this proposal has resigned from Budget, so he was unaware of the particulars of this proposal.

Mark Zorensky asked if there are any intentions to build a structure on the Lyle lot.

Mr. DiCarlo replied "no".

Jim Liberman asked if the model at the hotel is not working well.

Mr. DiCarlo stated that they would like a location with a more visual and retail presence versus part of another use.

Steve Lichtenfeld asked if they were okay with leaving the vehicles outdoors.

Mr. DiCarlo stated that obviously, they would prefer to house the vehicles indoors, but that is not an option here.

Chairman Sanger asked the length of the lease.

Mr. DiCarlo indicated it is a 3-year lease with two, 3-year options to renew.

Debbie Igielnik asked if customers will complete the necessary paperwork at the office and then walk to the lot to retrieve a vehicle.

Mr. Stern replied “yes”. He reminded the members that no maintenance or cleaning of the vehicles will take place on the lot. He stated there will also be no shuttle service from the building to the lot.

Mr. DiCarlo commented that it is rare that all vehicles will be on the lot at any given time.

Mr. Mel Disney, Clayton resident, commented that at some point, shuttle service may be deemed necessary which would require a stop on Forsyth and result in traffic and pedestrian problems.

Mr. DiCarlo stated that their employees are well trained and will do whatever necessary to be in compliance. He stated that safety is of utmost importance.

Being no further questions or comments, Mark Zorensky made a motion to recommend approval of the Conditional Use Permit per staff recommendations (outlined above). The motion was seconded by Steve Lichtenfeld and received the following vote: Ayes: Chairman Sanger, Steve Lichtenfeld, Michael Schoedel, Mark Zorensky, Debbie Igielnik and Marc Lopata. Nays: Jim Liberman.

The architectural aspects of the project were now up for review.

Catherine Powers indicated that this is consideration of a request by Budget Rent-A-Car Systems for review of the design and materials associated with installation of an internally illuminated can wall sign to be located above the entry to the tenant space as well as parking space identification signs. Catherine stated that the wall sign (15 square feet) will be cabinet style made of aluminum with an acrylic face. The Budget logo is featured on the sign face. She stated that the sign is in compliance with the Sign Ordinance. Additionally, the applicant is proposing five (5) double sided identification signs for the reserved parking spaces at the Lyle parking lot. Each sign is designed to identify four (4) parking spaces. Catherine indicated that the wall sign represents a standard plastic-faced aluminum cabinet sign. The parking stall signs are appropriate to identify those spaces available for Budget’s operations. Signs identifying the location of the vehicle pick up and drop off areas are not being provided, which could cause confusion for customers. Additionally, the parking spaces off the rear alley should contain signs for Budget employee parking only. She stated that staff’s recommendation is to approve with the condition that the applicant obtain a Sign Permit for future directional signage for customer pick-up and return of vehicles to the 13 Lyle Avenue lot and that reserved parking signs for Budget employees be installed for the 2 spaces off the rear alley behind the building.

Chairman Sanger asked if Mr. DiCarlo understood staff’s recommendations.

Mr. DiCarlo replied “yes”.

Mark Zorensky stated that the City has come far with regard to signage and believes the wall sign is a step backwards. He stated he believes a better quality sign should be installed.

Jim Liberman stated he has concerns with the signs for the parking lot.

Catherine Powers stated that the parking lot signs are small and can be administratively approved via a Sign Permit.

Jim Liberman stated he realizes those signs are small, but that he is not interested in seeing those signs from his property.

Mike Schoedel stated that the lot signs are not prohibited.

Mr. DiCarlo stated he can work with Budget to come up with an alternate wall sign.

Jason Jaggi indicated that this Board will need to review and approve the wall sign, but staff can review and approve the small directional signs.

Being no further questions or comments, Mark Zorensky made a motion to table this item to give the applicant time to revise the wall sign and come back with a different proposal. The motion was seconded by Steve Lichtenfeld and received unanimous approval of the Board.

CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW (OUTDOOR DINING) – ARAKA RESTAURANT – 131 CARONDELET PLAZA (THE CRESCENT)

Mr. Brad Beracha, Beracha Concepts, LLC and his business partner, Frank Ramono, were in attendance at the meeting. Also in attendance was Joshua Corson with Mehlman Realty (developer).

Catherine Powers indicated that Mr. Brad Beracha, Managing Partner of Beracha Concepts, LLC is requesting a Conditional Use Permit for the operation of a fine dining restaurant featuring Southern European food at 131 Carondelet Plaza (The Crescent). Araka Restaurant will be approximately 6,920 square feet in size and will accommodate 200 patrons in the dining area. Catherine noted that the plans differ from the information indicated on the application, so the actual square footage is over 8,000 and the number of indoor patron seats is approximately 272. Outdoor dining will accommodate 72 patrons. Patron and employee parking will be available in the building or adjoining parking garage. The proposed hours of operation are 11 a.m. until 1:00 a.m., seven days a week. Deliveries to the restaurant will be made to the rear building loading dock. The restaurant will not offer delivery service. A liquor license will be requested. Trash dumpsters are located in the rear of the building. Staff believes the addition of an upscale restaurant within The Crescent and in the area is positive and recommends approval of the Conditional Use Permit.

Mark Zorensky announced that his company, Hycel Properties, represents the applicant and therefore, is recusing himself from discussion and vote regarding this proposal. Mark left his chair at the member table and took a seat in the audience section.

Chairman Sanger asked for an overview of the restaurant. He commented that this is a great location for a restaurant.

Mr. Beracha stated the square footage is approximately 8,373 including four separate dining areas. He stated he is very excited to be part of The Crescent project. He stated the cuisine is Mediterranean style featuring French, Greek, Italian and Spanish.

Steve Lichtenfeld asked about parking.

Mr. Beracha indicated that 78 patron spaces will be provided as well as 50 spaces for employees.

Chairman Sanger asked if valet service will be provided.

Mr. Beracha replied “yes”. He indicated that valet service will be provided during the daytime and evening hours.

Catherine Powers stated that staff was not made aware of the intention to provide daytime valet service. She stated that permitting for valet is through the City’s Police Department.

Mr. Corson commented that valet service for residents will be provided and that the same valet service could be used for restaurant patrons.

Mike Schoedel advised Mr. Corson to discuss the valet issue further with staff. He asked where the drop-off location is.

Mr. Corson indicated that it is near the front entrance to the Crescent but that he hopes to have it closer to the restaurant entrance during the evenings.

Jim Liberman asked if restaurant patrons can self-park north and west of the restaurant.

Mr. Beracha replied “yes”.

Jim Liberman asked if there is handicapped accessible entrance to and from the garage.

Mr. Beracha replied “no”. He stated the front of the building allows accessibility.

Jim Liberman asked how a handicapped person would access the building if he/she self-parked.

Mr. Beracha indicated there is a walkway.

Chairman Sanger asked the total commercial square footage of the building.

Mr. Corson indicated about 26,000.

Chairman Sanger commented that this restaurant will occupy about 1/3 of the total commercial square footage. He asked if a restaurant of this size was in the original Crescent plan.

Mr. Corson replied “yes”.

Catherine Powers asked if other entities will utilize daytime valet.

Mr. Corson replied “yes”.

Being no further questions or comments, Steve Lichtenfeld made a motion to recommend approval of the Conditional Use Permit to the Board of Aldermen. The motion was seconded by Mike Schoedel and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that this is a request for outdoor dining associated with the new restaurant. The applicant is proposing to operate a large outdoor dining area on the patio located on the south portion of The Crescent property. The outdoor dining area will be separated from the sidewalk area by a 36-inch in height decorative barrier. 72 seats at 28 tables are being requested to serve the outdoor dining area. The tables will be round and square steel tables with matching mesh chairs in antique bronze. Terra cotta colored canvas umbrellas with aluminum frame poles are also proposed. Catherine indicated that the proposed improvements serve the original intention by providing a restaurant within The Crescent building. The exterior improvements are necessary to accommodate the new space for use as a restaurant. The outdoor dining area is of high quality and will be a positive addition to this section of the Clayton Central Business District. Staff is, however, concerned with the amount of outdoor dining as opposed to use as public space; however, there is no designation on the plans. Catherine stated that staff's recommendation is to approve with the following conditions:

1. That the applicant receive an Outdoor Dining Permit prior to operating the outdoor dining area.
2. That the applicant obtain a permit from the Clayton Fire Department prior to using the patio heating device.
3. That tables be limited to no more than 28 and chairs to no more than 72.

Jim Liberman asked about signage. He also asked if any changes to the exterior of the building from the original approval are being requested in conjunction with the restaurant.

Mr. Beracha indicated that there are no changes to the exterior of the building being proposed. He stated with regard to signage, The Crescent will be submitting a complete sign package in the near future.

Jim Liberman asked if signage will be proposed along Forsyth.

Mr. Beracha replied "no".

Debbie Igielnik asked if the public space has been changed from the original proposal.

Catherine Powers indicated that there was no specific designation for public space; simply a mention of an opportunity for such. She stated that public space can be provided elsewhere on site.

Mike Schoedel commented that there is no conflict with pedestrian movement on the sidewalk.

Steve Lichtenfeld referred to the 3 steps down to the main entrance and the decorative removable barrier. He asked how high the stone wall is.

Mr. Corson stated he would guess it is 36 – 42 inches in height.

Steve Lichtenfeld voiced his concern about the grade change.

Jim Liberman voiced his concern about handicapped accessibility.

Mr. Corson stated the sidewalk and patio meet at grade in the middle.

Jim Liberman stated that although the design may meet the ADA Code, he does not believe it meets the spirit of the Code. He suggested the possibility of a ramp rather than the 3 steps to provide wheelchair accessibility.

Mr. Corson indicated he would look into that.

Catherine Powers commented that the stairs could be replaced with a ramp, but that the City's Building Official would have to review.

Jason Jaggi commented that this is the first time the staff has seen the wall.

Chairman Sanger stated he would prefer better handicapped accessibility.

Being no further questions or comments, Mike Schoedel made a motion to approve per staff recommendations (outlined above) and that the applicant work with City staff regarding the ADA accessibility issue. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board. (Note Mark Zorensky did not participate in the discussion and/or vote on this project).

Note: Mark Zorensky returned to the member table.

#### SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 8128 STRATFORD

Ms. Lauren Strutman & Mr. Steve Endsley, project architects, were in attendance at the meeting. Also in attendance was Paul Prifti, developer and Mike Fisher, Civil Engineer.

Catherine Powers advised the members that a sketch depicting a different bubbler storm water mitigation plan that was prepared by Marc Lopata has been distributed to each member for their review and discussion. She indicated that the project consists of the construction of a 2-story, 4,347 square foot, approximately 29.5 feet in height brick single-family residence featuring an attached 2-car, below grade rear entry garage. The site measures approximately 10,000 square feet and is located in the Clayton Gardens Urban Design District (UDD). Access to the residence is provided via the existing driveway approach along the northeast side of the property. Catherine stated that the Clayton Gardens UDD permits impervious coverage up to 50% for rear entry, below grade garages. The plans indicate that the existing impervious coverage is 2,594 square feet or approximately 25.9% of the site. The new plans show impervious coverage at 4,532 square feet or 45.3% of the site, representing an increase of 23%. A storm sewer is not located near this property. The applicant is proposing to install pop-up emitters for all downspout laterals. As proposed, two emitters will be located in the front yard and one will be located in the rear yard. The pop up emitters are designed to slow the flow of water out of the laterals. The driveway turnaround is below grade and is surrounded by retaining walls which should negate any runoff onto adjacent properties. In addition, the turnaround is much smaller compared to other new single family developments. Trash will be stored within a 40 square foot enclosure off the driveway turnaround. The HVAC units are located toward the rear of the house set back approximately 8-feet from the side property line. There appears to be ample space to provide clearance for installation.



There are 104-caliper inches of trees which will be removed from the site with 194-caliper inches remaining. The applicant will provide 105 caliper-inches of replacement trees. The City's contracted landscape architect has reviewed the landscape plan and indicates that there are three (3) trees totaling 21 caliper inches on the side property line toward the rear which will be impacted by construction and need to be protected. The applicant has indicated on the plans that the City's Tree Protection standards are to be followed. Catherine indicated that staff believes that the installation of pop up emitters in lieu of splash blocks at grade and considering the retaining walls surrounding the driveway turnaround that the applicant has mitigated the increased storm water runoff. She stated that the impervious coverage and setbacks are in conformance with the Zoning Ordinance and Clayton Gardens Urban Design District and staff recommends approval as submitted.

Ms. Strutman presented a site plan to the members. She indicated that the garage is entered via the side of the structure, but due to its location is considered a rear entry per the UDD Standards. She stated the grade slopes toward the front of the property. A landscape plan was also presented.

Mark Zorensky asked why metal posts are proposed for the wooden trash enclosure. He stated he believes an all wood enclosure would look nicer.

Ms. Strutman indicated that the metal posts were proposed for better durability, but that she could certainly replace them with wooden posts.

Marc Lopata commented that the impervious coverage is increasing by 75% and the question is how to minimize the impact of such an increase in coverage. He commented that there is no storm water system to directly connect to and therefore, prepared a sketch as mentioned earlier by Catherine which suggests incorporating a 4" perforated/corrugated pipe.

Mr. Fisher commented that he has not seen the sketch. (Mr. Fisher was provided a copy). He stated that the implementation of Marc's suggestion depends on the soil type.

Mr. Prifti advised the members that they will do whatever is necessary to provide the most efficient storm water mitigation. He stated he would hate to be locked in to a plan only to determine it will not work or that it cannot be done.

Catherine Powers stated that she would like the City's Public Works Department to review the possibilities.

Mr. Fisher asked how much of that additional 75% needs to be mitigated.

Many of the members replied "all of it".

Chairman Sanger advised the applicant that the City wants assurance that the system that is utilized is sufficient.

Marc Lopata stated he also recommends the use of pervious pavers.

Mr. Fisher stated that they could do that if the building were raised by an additional two feet.

Marc Lopata asked why the building would have to be raised.

Mr. Fisher indicated that water would have to be collected underneath the pavers.

Marc Lopata agreed.

Jim Liberman asked if water flows towards the street.

Ms. Strutman replied “yes”.

Jim Liberman commented that there is not much of a slope. He asked why the building is being raised four feet.

Mr. Fisher reminded the members that there is no storm water system to tie in to. He asked Ms. Strutman if the proposed height meets Code.

Ms. Strutman replied “yes”.

Ms. Sue Collins, 8124 Stratford, voiced her concern with regard to storm water run-off. She stated there is currently a water problem there as water collects in the yard already and the sidewalk also fills with water. She stated that she also has a concern about the trees on the property. She asked to be shown what trees are to remain and what trees are to be removed.

Ms. Collins was presented with the landscape plan and provided an explanation of what trees are to remain and what trees are to be removed. She stated she is very concerned about the very unstable Pine tree on the property.

Jim Liberman asked if a rain garden was considered for this site.

Catherine Powers indicated that there is not a lot of room on the site for a rain garden.

Ms. Collins stated she is also concerned with the size of the new structure as many of the existing homes, including her own, are about 2,000 square feet and believes this large structure will look strange and make the smaller houses look pitiful.

Ms. Strutman stated that the footprint of the house is only about 2,415 square feet with about 990 square feet on the second floor. She stated that about 990 square feet of the basement will be finished.

Chairman Sanger asked about water mitigation.

Marc Lopata indicated the City’s Engineer will review.

Mike Schoedel commented that there are two bushes along the front of the property that should be removed.

Being no further questions or comments, Mike Schoedel made a motion to approve the site plan with the condition that the bubbler system as sketched by Marc Lopata be reviewed by City staff (including the Public Works Department) during building permit review to determine the most

effective water mitigation system for implementation. The motion was seconded by Marc Lopata and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be constructed of mixed-red brick. Cast stone will be used as an accent around the windows and the front doorway. A small amount of wood siding is proposed for the cantilevered bay window on the rear elevation; therefore, a minor modification is needed to the Clayton Gardens Urban Design District to allow the third material. Windows will be casement, tan in color. A below-grade rear-entry three-car garage is proposed. An extensive retaining wall is proposed to allow the rear entry garage. The applicant is proposing to face the concrete wall with brick to match the house. According to the applicant, the garage door is to be raised steel panel, tan in color. The driveway is to be constructed of exposed aggregate concrete. The roofing material will be architectural shingles, slate in color. Trash will be located in an enclosure off the driveway turnaround screened with wood fence. The HVAC units are located on the rear of the house and screened with a wood lattice fence. Catherine indicated that height mitigation is not a concern since the houses on each side are also 2-story. Additionally, the second story is not a complete, full story which helps with massing. Staff's recommendation is to approve as submitted.

Ms. Strutman presented a color rendering to the members. She stated the home is an all-brick, traditional style home with a 2-story front and a 1-story at the rear.

Samples of the slate gray architectural shingle roof, mix red brick, limestone and window (Weathershield tan clad) were presented. Ms. Strutman noted that the smaller pattern shingles will be used for the home. She advised the Board that although the retaining wall is proposed as brick faced concrete, the owner would like to propose a Belgard material instead (sample presented).

Catherine Powers reminded the members that this wall is 7-feet in height and that this material will not match the house.

Ms. Strutman commented that the wall decreases in height down to about 4-feet towards the street.

Marc Lopata referred to the optional windows over the garage (east elevation) as indicated on the plans. He asked what the determining factor will be whether the windows will or will not be included in the design.

Ms. Strutman indicated that will be based on whether or not a fireplace will be included.

Steve Lichtenfeld mentioned the optional extended fireplace.

Mr. Prifti stated that the extended fireplace will not be done. He asked that further discussion take place with regard to the retaining wall. He stated that he believes constructing the wall in a material other than brick would be a nice way to break-up the brick.

Steve Lichtenfeld stated he likes the idea of a different color for the wall and that it could be constructed to match the stone on the house. He stated that some homes run stone along the base of the

house, which tends to make the structure appear less massive/less tall. He suggested running a horizontal stone line along the base of the front of the house.

Ms. Strutman advised the members that the purchaser did not want to do that. She indicated that Belgard comes in a variety of colors.

Marc Lopata stated that when Belgard gets wet, it stays wet for a long period of time and that it also streaks.

Steve Lichtenfeld commented that the wall would not be completely visible from the street as most of it is perpendicular with the house.

Discussion ensued about the retaining wall.

Being no further questions or comments, Mark Zorensky made a motion to approve as submitted (not permitting Belgard for the retaining wall). The motion was seconded by Jim Liberman and unanimously approved by the Board.

#### SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 8327 KINGSBURY

Mr. Robert Kramer (RJ York) and Ms. Lauren Strutman, project architect, were in attendance at the meeting. Also in attendance was Dave Welton, Civil Engineer with Volz Engineering.

Catherine Powers explained that the project consists of the construction of a 2-story, approximate 29 feet in height, 3,727 square foot brick single-family residence featuring a two-car at grade, rear entry garage. The site measures approximately 11,054 square feet and is located in the Clayton Gardens Urban Design District (UDD). The plans indicate that the existing impervious coverage is 3,014 square feet or approximately 27.3% of the site. The plans show impervious coverage at 5,690 square feet or 51.5% of the site, an increase of 24%. Since a storm sewer is not available, the applicant is proposing to pipe all downspouts and the trench drain to bubbler caps in the front and rear yards. The Public Works Department has reviewed the storm water mitigation plans and finds them acceptable; however, the bubbler in the rear yard will need to connect to the rear corner of the property and flow to the front. Additionally, there are an excessive number of bubblers in the front which can be consolidated. A curb has been placed along the driveway to assure water remains on-site. Catherine advised the members that the same water mitigation proposal as sketched by Marc Lopata and presented for the Stratford house is being suggested again for this development. Trash will be stored in an enclosure off the driveway and screened with a wood fence. The HVAC units are located on the side of the house greater than 5-feet from the side property line. There are 55 caliper inches of trees which will be removed from the site. The applicant will provide 51 inches of replacement trees. The City's contracted landscape architect has reviewed the landscape plan and indicates that a 36 caliper inch tree may be impacted due to construction and therefore, must be protected. Catherine indicated that staff's recommendation is to approve with the following conditions:

1. That the applicant pay \$480 into the City's Forestry Fund for the 4 caliper inch tree deficiency.
2. That proper measures be taken to protect the 36 caliper inch tree.

Ms. Strutman presented a color rendering to the members. She stated the lot is fairly level with a slight slope toward the front. She stated the rear entry garage is at-grade. Ms. Strutman presented a landscape plan, indicating that 4 caliper inches of trees are not being replaced.

Chairman Sanger asked why there are so many bubblers.

Ms. Strutman indicated that they come out at each downspout.

Catherine Powers reminded the members that staff's recommendation is that the bubblers be consolidated.

Chairman Sanger asked if the bubblers would back-up if they were consolidated.

Catherine Powers stated that the Public Works Department would need to review the plan.

Mr. Welton advised the members that the deficiency letter from staff indicated that each downspout needed to be piped to a separate bubbler. He stated he would prefer that not be done.

Mike Schoedel commented that he does not believe the tree next to the driveway will survive.

Ms. Strutman indicated that they are not proposing a new driveway.

Catherine Powers stated that the City could require an escrow for that tree.

Mike Schoedel advised the members that he has talked with some of the neighbors and that they are very excited about the project.

Mark Zorensky asked that the metal posts proposed for the trash enclosure be changed to wood.

Ms. Strutman agreed to change the posts to wood.

Marc Lopata stated that the impervious coverage for this site will be increasing by 88% and again, there is no connection to a storm sewer. He asked that the engineers more carefully design a bubbler system and recommends the use of pervious pavers for the turn around area.

Mr. Kramer stated he does not believe pervious pavers are necessary.

Marc Lopata indicated that the amount of water run-off will be increasing. He asked if the bubbler in the rear yard is going to be eliminated.

Mr. Welton replied "no"; he stated there is still a plan for a bubbler in the rear yard and that the swale along the west will remain as well.

At this time, a lengthy discussion/debate ensued between Marc Lopata and Mr. Welton regarding the water mitigation system. Marc Lopata stated there needs to be a way to keep water out of the garage. He stated that if the rear yard bubbler remains, that water will drain onto the neighbor's property.

Chairman Sanger commented that it is not this Commission's duty to engineer/design a system for the applicant. He asked if this issue should be resolved at this level or if it should be resolved during the building permit review process.

Catherine Powers stated that the Public Works Department can review the proposal during the building permit review process.

Mr. Kramer asked if they should move the driveway over.

Chairman Sanger asked the applicant to present the water mitigation proposal to staff.

Marc Lopata indicated the need for a sump pump as well.

Being no further questions or comments, Mike Schoedel made a motion to approve the site plan per staff recommendations (outline above) as well as Public Works review and approval of the water mitigation plan and that an escrow be required for the 26-caliper inch tree (at \$120-caliper inch). The motion was seconded by Marc Lopata and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the residence will be predominantly brick with stone and stucco on the rear of the structure, constituting a third material. The UDD allows only two (2) materials and therefore, the ARB will need to approve stucco as a modification to the UDD. The color of the brick is proposed to be red with a natural mortar color. Windows will be casement, taupe in color. A rear entry, at grade, two car garage is proposed. The garage doors are to be raised panel; the color had not been specified. The exposed aggregate driveway is 10 foot wide with a turn-around at the garage entry. The roofing material will be asphalt shingles, charcoal gray in color. Catherine indicated that while taller than adjacent structures, height is being mitigated by step-downs of the roofline on both sides of the front elevation. The massing of the proposed structure is similar to the adjoining residences with the exception of the varied roof lines. As indicated on the contextual drawing, other homes have traditional roofs, although staff does not feel that the proposed roof design is incompatible with the area and recommends approval as submitted.

Ms. Strutman presented a color rendering to the members. She stated the center of the home is 2-stories with 1-story wings on each side of the home, which will provide a courtyard area in the back. She stated the home is primarily brick with some stucco at the rear elevation.

Chairman Sanger asked if the materials proposed are brick, stucco and stone trim.

Ms. Strutman replied "yes". She presented a sample of the Pella divided light window (sand tone color), stone (buff) and dark red brick. A sample of the charcoal blend architectural shingle roof was also presented.

Jim Liberman asked if the stucco could be eliminated if the building were pushed back.

Ms. Strutman advised the members that the area inside the stucco contains the 2nd floor bathrooms.

Being no further questions or comments, Debbie Igielnik made a motion to approve as submitted. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

#### MODIFICATION TO SIGN ORDINANCE/SIGNAGE – ENTERPRISE – 600 CORPORATE PARK

John Prater and Jeff Kosta with Enterprise were in attendance at the meeting.

Catherine Powers explained that this is a request for new parking structure wall signs and a modification to the Sign Ordinance to allow the placement of two 46.7 square feet wall signs on the brick band at the top of the parking structure serving Corporate Park. The Sign Ordinance limits wall signs on parking garages to 25 square feet. The first sign will replace an existing sign which faces Interstate 170 on the west side of the structure. A new sign is proposed on the other end of the garage facing Brentwood Boulevard. The signs will feature white aluminum letters on a black and green background. Internal illumination is proposed using LED lights. The new signage incorporates Enterprise's new logo. Catherine indicated that staff supports the modification to the Sign Ordinance due to the size of the garage and believes that the new signage will be an improvement over the existing cabinet sign on the west and recommends approval.

Mr. Prater indicated that Enterprise has been in this location for 13 years and has no corporate signage on the building. He stated the logo has been redesigned in the last 3 months and that they would like to modestly incorporate it into their campus. He stated that they believe that 92 square feet of signage on an 81,000 square foot building will not be overwhelming. He stated the letters will be individually LED lit on a flat backboard.

Steve Lichtenfeld asked if the green square will also be lit.

Mr. Prater replied "yes".

Steve Lichtenfeld asked if the square projects out as far as the letters.

Mr. Prater replied "yes".

Being no further questions or comments, Mike Schoedel made a motion to approve as submitted. The motion was seconded by Debbie Igielnik and received unanimous approval of the Board.

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Marc Lopata announced that he has talked with Steve Lichtenfeld about the impervious coverage issue and would like to discuss a possible revision to the maximum coverage allowed. He feels the City should be more pro-active with regard to this matter as new construction impervious coverage exceeds existing.

Steve Lichtenfeld referred to the drainage situation on Gay Avenue.

Marc Lopata stated that at some point, the entire City will be at 55% impervious coverage under the current regulations.

Mark Zorensky stated that larger homes/larger footprints is a repercussion of higher land prices in Clayton.

Chairman Sanger commented that this Commission approved the 55% coverage.

Steve Lichtenfeld stated that maybe that percentage is too high.

Jim Liberman commented that he does not believe that we could require new impervious coverage to meet existing.

Mark Zorensky stated that it would not be fair to penalize new owners.

Marc Lopata indicated that he wants to encourage pervious pavers and other water mitigation methods.

Mike Schoedel stated it would be beneficial if a storm water system was in the area.

Kevin O'Keefe stated that MSD, per their Charter, has jurisdiction over storm water issues.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:35 p.m.

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Recording Secretary